

APPROVED MINUTES
FLATHEAD COUNTY PLANNING BOARD
January 11, 2023

*Notice: These minutes are paraphrased to reflect the proceedings of the Flathead County Planning Board, per
MCA 2-3-212*

A meeting of the Flathead County Planning Board was called to order at approximately 6:00 p.m. in 2nd Floor Conference Room of the South Campus Building, 40 11th Street West, Suite 200 Kalispell, Montana. Board members present were Jeff Larsen, Greg Stevens, Verdell Jackson, Sandra Nogel, Buck Breckenridge, and Gary Votapka. Elliot Adams, Kevin Lake, and Gordon Ash had excused absences. Erik Mack, Zachary Moon, Larissa Van Riet, and Erin Appert represented the Flathead County Planning & Zoning Office.

There were 95 members of the public in attendance at the meeting.

[06:00:17 PM \(00:00:11\)](#)

A. Call to order and roll call

[Citizen Member - Elliot Adams: Absent](#)
[Citizen Member - Gary Votapka: Present](#)
[Citizen Member - Greg Stevens: Present](#)
[Citizen Member - Jeff Larsen: Present](#)
[Citizen Member - Kevin Lake: Absent](#)
[Citizen Member - Sandra Nogal: Present](#)
[Citizen Member - Verdell Jackson: Present](#)
[Citizen Member - Buck Breckenridge: Present](#)
[FCD Representative - Gordon Ash: Absent](#)

[06:00:42 PM \(00:00:37\)](#)

B. Pledge of Allegiance

[06:01:56 PM \(00:01:51\)](#)

C. Approval of the December 14, 2022 meeting minutes

[Citizen Member - Sandra Nogal: Motion](#)
[Citizen Member - Verdell Jackson: 2nd](#)
[Citizen Member - Elliot Adams: Absent](#)
[Citizen Member - Gary Votapka: Approve](#)
[Citizen Member - Greg Stevens: Approve](#)
[Citizen Member - Jeff Larsen: Approve](#)
[Citizen Member - Kevin Lake: Absent](#)
[Citizen Member - Sandra Nogal: Approve](#)
[Citizen Member - Verdell Jackson: Approve](#)
[Citizen Member - Buck Breckenridge: Approve](#)
[FCD Representative - Gordon Ash: Absent](#)

[06:02:47 PM \(00:02:42\)](#)

D. Election of Officers

Motion to Elect Jeff Larsen as Chairman of the Flathead County Planning Board

[Citizen Member - Greg Stevens: Motion](#)

[Citizen Member - Verdell Jackson: 2nd](#)

[Citizen Member - Elliot Adams: Absent](#)

[Citizen Member - Gary Votapka: Approve](#)

[Citizen Member - Greg Stevens: Approve](#)

[Citizen Member - Jeff Larsen: Abstain](#)

[Citizen Member - Kevin Lake: Absent](#)

[Citizen Member - Sandra Nogal: Approve](#)

[Citizen Member - Verdell Jackson: Approve](#)

[Citizen Member - Buck Breckenridge: Approve](#)

[FCD Representative - Gordon Ash: Absent](#)

Motion to Elect Greg Stevens as Vice-Chairman of the Flathead County Planning Board

[Citizen Member - Sandra Nogal: Motion](#)

[Citizen Member - Gary Votapka: 2nd](#)

[Citizen Member - Elliot Adams: Absent](#)

[Citizen Member - Gary Votapka: Approve](#)

[Citizen Member - Greg Stevens: Approve](#)

[Citizen Member - Jeff Larsen: Approve](#)

[Citizen Member - Kevin Lake: Absent](#)

[Citizen Member - Sandra Nogal: Approve](#)

[Citizen Member - Verdell Jackson: Approve](#)

[Citizen Member - Buck Breckenridge: Approve](#)

[FCD Representative - Gordon Ash: Absent](#)

[06:06:04 PM \(00:05:59\)](#)

E. Public comment on public matters that is within the jurisdiction of the Planning Board (2-3-103 M.C.A.)

[06:03:56 PM \(00:03:51\)](#)

F. Board members disclose any conflict of interests

G. Public Hearings:

[06:06:22 PM \(00:06:17\)](#)

1. **FCMU-22-02** A request from Mary Lee Thamert, for a Major Land Use Review to allow for the construction of a single-family dwelling on property located at 140 River Bend Court, West Glacier, MT. The property contains approximately 0.53 acres and is located within the Middle Canyon area of the C.A.L.U.R.S (Canyon Area) Zoning District.



[Staff Report](#)



[Application](#)



[Vicinity Map](#)

Zachary Moon reviewed Staff Report FCMU-22-02 for the Board.

Applicant:

Mary Lee Thamert, PO Box 371, 148 River Bend Court. Applicant stated that they have been receiving assistance from a variety of professionals throughout this entire process. They have been only completing the suggestions of professional, as to the remodel of the existing structure. The existing structure has been on the property since prior to 1994. With receiving professional assistance, the Applicant is confused as to why this is now an issue. The existing structure was remodeled to a cottage without a kitchen. Applicant has not intentionally disregarded the rules. These issues have only come about as a result of them attempting to address their septic issues. If they are required to move the structure, they will be unable to address their septic issues due to the existing layout of the property.

Ann Thamert, 148 Riverbend Court. The original footprint of structure has been there since before 1994. The properties boundary lines also have not changed in that time. Applicant stated that they expanded the footprint of the original structure 10 feet to the east during the remodel process. The existing structure was approximately 300 square feet. The remodel added an additional 160 square feet approximately to the existing structure. The southern boundary line is marked with a private fire access road. They have been focused on addressing their septic issues, as they have been unable to locate a drain field. Economically cannot move the structure from original footprint, as then they cannot address their septic issues. Applicant stated that they were working with Environmental Health on their septic throughout the entire process. During that process, they remained within the existing footprint to accommodate the new septic system

Public Agency:

None

Public Comment:

David Walsh, 124 River Bend Court, spoke in opposition of the proposal. Referenced Site Plan map, pointing to map indicating that his water well will be within approximately 50 feet of their septic system. Structure is about 20 feet away from his propane tanks. He also stated concerns of fire danger.

Mike Kopitzke, 1460 Grizzly Spur, Member of Middle Canyon Land Use Advisory Committee, spoke in opposition of the proposal. He spoke to some issues that arose during their committee meeting. He is concerned with how far the structure is away from the property line and the existing fire access road. He stated that the structure in question is a storage area and is not a residence. He has concerns regarding the setbacks. He stated that Middle Canyon LUAC did not make a recommendation.

Sharon Demeester, 130 Glacier Ridge Drive and 415 Chestnut Lane, spoke in opposition of the proposal. She provided a handout to the Board. She read her letter from Citizens for a better Flathead into the record.



Handout provided to the Board

Applicant Rebuttal:

Anne Thamert, addressed Mr. Walsh's water well being close to their septic tank and that several professionals did walk the property.

Staff Rebuttal:

Erik Mack, discussed that the history for the file dates back to this Summer when the Applicant was trying to obtain signoff from Planning and Zoning for their septic. Planning and Zoning was unable to signoff on the septic, as it is in violation. The Applicants were notified at that time of the violation. He then read from CALURS regarding nonconforming structures and discussion followed with the Board.

[06:49:20 PM \(00:49:15\)](#)

Motion to amend Finding of Facts #6 of Staff Report of FCMU-22-02

[Citizen Member - Buck Breckenridge: Motion](#)

[Citizen Member - Sandra Nogal: 2nd](#)

[Citizen Member - Elliot Adams: Absent](#)

[Citizen Member - Gary Votapka: Approve](#)

[Citizen Member - Greg Stevens: Approve](#)

[Citizen Member - Jeff Larsen: Approve](#)

[Citizen Member - Kevin Lake: Absent](#)

[Citizen Member - Sandra Nogal: Approve](#)

[Citizen Member - Verdell Jackson: Approve](#)

[Citizen Member - Buck Breckenridge: Approve](#)

[FCD Representative - Gordon Ash: Absent](#)

[06:50:21 PM \(00:50:16\)](#)

Motion to Adopt Staff Report of FCMU-22-02 as Finding of Facts as amended

[Citizen Member - Buck Breckenridge: Motion](#)

[Citizen Member - Verdell Jackson: 2nd](#)

[Citizen Member - Elliot Adams: Absent](#)

[Citizen Member - Gary Votapka: Approve](#)

[Citizen Member - Greg Stevens: Approve](#)

[Citizen Member - Jeff Larsen: Approve](#)

[Citizen Member - Kevin Lake: Absent](#)

[Citizen Member - Sandra Nogal: Approve](#)

[Citizen Member - Verdell Jackson: Approve](#)

[Citizen Member - Buck Breckenridge: Approve](#)

[FCD Representative - Gordon Ash: Absent](#)

[06:56:05 PM \(00:56:00\)](#)

Motion to amend Condition #12 of FCMU-22-02

[Citizen Member - Greg Stevens: Motion](#)

[Citizen Member - Jeff Larsen: 2nd](#)

[Citizen Member - Elliot Adams: Absent](#)

[Citizen Member - Gary Votapka: Approve](#)

[Citizen Member - Greg Stevens: Approve](#)

[Citizen Member - Jeff Larsen: Approve](#)

[Citizen Member - Kevin Lake: Absent](#)

[Citizen Member - Sandra Nogal: Approve](#)

[Citizen Member - Verdell Jackson: Approve](#)

[Citizen Member - Buck Breckenridge: Approve](#)

[FCD Representative - Gordon Ash: Absent](#)

[06:50:56 PM \(00:50:51\)](#)

Motion to forward a positive recommendation of FCMU-22-02 as amended to the Board of County Commissioners

[Citizen Member - Buck Breckenridge: Motion](#)

[Citizen Member - Greg Stevens: 2nd](#)

[Citizen Member - Elliot Adams: Absent](#)

[Citizen Member - Gary Votapka: Approve](#)

[Citizen Member - Greg Stevens: Approve](#)

[Citizen Member - Jeff Larsen: Approve](#)

[Citizen Member - Kevin Lake: Absent](#)

[Citizen Member - Sandra Nogal: Disapprove](#)

[Citizen Member - Verdell Jackson: Approve](#)

[Citizen Member - Buck Breckenridge: Approve](#)

[FCD Representative - Gordon Ash: Absent](#)

[06:57:42 PM \(00:57:37\)](#)

2. **FZC-22-23** A zone change request from Majestic View, LLC, with technical assistance from Sands Surveying Inc., for property within the Lower Side Zoning District. The proposal would change the zoning on a parcel of land located at 150 Majestic View Drive, near Kalispell, MT, from AG-20 (Agricultural) to SAG-10 (Suburban Agricultural). The total acreage involved is 20.001 acres.



[Staff Report](#)



[Application](#)



[Vicinity Map](#)

Larissa Van Riet reviewed Staff Report FZC-22-23 for the Board.

Applicant:

Donna Valade, 2 Village Loop, Sands Surveying, applicant would like the ability to add one additional lot in the future. Applicant has completed application to be annexed into the Smith Valley Fire District as of the date of the hearing. Applicant addressed concerns of emergency vehicles traveling on the narrow road and curves. Discussed AG-20 zoned Parcels in this area are subject to CCR's called Majestic View Acres, even though they did not go through subdivision review. Applicant addressed road user agreement that includes the general care of the road in CCR's.

Public Agency:

None

Public Comment:

Fernando Castro-Silva, 347 Soler Run, spoke in opposition of the proposal. He has concerns regarding the narrow road and the difficulty for two-way traffic on the road. He stated that he has concerns of deprivation of the water resources in the area with increase in density to population. He is concerned this will set a precedence for similar activities in this area.

Paul Bardos, 595 Daley Lane, spoke in opposition to the proposal. He has some concerns of the previous zone change and the title documents for this property. He is concerned that this is spot zoning.

Les Kodlick, 54 Bear Run Rd., spoke in opposition to the proposal. He has some concerns of the previous zone change and ownership of the property. He is concerned that the developer is not being subjected to the subdivision regulations, as he is presenting these as Family Transfers.

Applicant Rebuttal:

Donna Valade, Sands Surveying, addressed how some of the parcels were created and the issue of the narrow road. She spoke to the concern of spot zoning.

07:16:51 PM (01:16:46)

Motion to Adopt Staff Report FZC-22-23 as Findings-of-Fact

Citizen Member - Buck Breckenridge: Motion

Citizen Member - Verdell Jackson: 2nd

Citizen Member - Elliot Adams: Absent

Citizen Member - Gary Votapka: Approve

Citizen Member - Greg Stevens: Approve

Citizen Member - Jeff Larsen: Approve

Citizen Member - Kevin Lake: Absent

Citizen Member - Sandra Nogal: Approve

Citizen Member - Verdell Jackson: Approve

Citizen Member - Buck Breckenridge: Approve

FCD Representative - Gordon Ash: Absent

07:25:47 PM (01:25:42)

Motion to forward a negative recommendation of FZC-22-23 to the Board of County Commissioners

Citizen Member - Greg Stevens: Motion

Citizen Member - Sandra Nogal: 2nd

Citizen Member - Elliot Adams: Absent

Citizen Member - Gary Votapka: Approve

Citizen Member - Greg Stevens: Approve

Citizen Member - Jeff Larsen: Approve

Citizen Member - Kevin Lake: Absent

Citizen Member - Sandra Nogal: Approve

Citizen Member - Verdell Jackson: Disapprove

Citizen Member - Buck Breckenridge: Approve

FCD Representative - Gordon Ash: Absent

07:27:03 PM (01:26:58)

3. **FZC-22-24** A zone change request from Jason R. & Raquela D. Garza for property within the Westside Zoning District. The proposal would change the zoning on a parcel of land located at 415 Lake Hills Lane, Kalispell, MT from R-1 (Residential) to SAG-5 (Suburban Agricultural). The total acreage involved in the request is 8.16 acres.



[Staff Report](#)



[Application](#)



[Vicinity Map](#)

Zachary Moon reviewed Staff Report FZC-22-24 for the Board.

Applicant:

None

Public Agency:

None

Public Comment:

Norman Root, 430 Lakehills Dr., spoke in opposition of the proposal. President of HOA. He has concerns of a fence being built against CCR's and the appearance of the Applicant's property.

Kate McLaughlin, 216 Lakeshore Drive, spoke in opposition of the proposal. She has concerns of fence height requirements for SAG-5.

Connie Tuman, 230 Lakeshore Drive, spoke in opposition of the proposal. The benefit of one owner is not the benefit of the others in the neighborhood. Stated all owners were aware of CCR's when properties were purchase. She has some concerns of additional conditional uses that go along with the zone change to SAG 5. She also has concerns of the appearance of the Applicant's property.

Trina Stivers, 130 Lakeshore Drive, spoke in opposition of the proposal. She stated that when they moved into the property they signed a deed that they will adhere to the zone regulations and CCR's. She has some concerns of the fence and the appearance of the Applicant's home.

Annette Van Horn, 425 Lake Hills Lane, spoke in opposition of the proposal. She has some concerns of the fence on a private road and how close in proximity it is to the road.

Carol Santa, 36 Hillcrest Drive, spoke in opposition of the proposal. She has concerns of neighborhood safety.

Celeste McLean, 241 Lakeshore Drive, spoke in opposition of the proposal. She has concerns of neighborhood safety and appearance of neighborhood.

Janice Schlegel, 140 Lakeshore Drive, spoke in opposition of the proposal. She has concerns of the applicants not adhering to the rules of the CCR's, the County, or the Board of Adjustments. The Applicants property impacts the neighborhood property, property values, and overall feelings of community.

Applicant Rebuttal:
None

Staff Rebuttal:
Erik Mack read the SAG 5 regulations as to fence height and stated that there are no regulations on fence height.

Kelvin Hansen, 410 Lake Hills Lane, assisted the Board by indicating the location of houses in the neighborhood on the Vicinity Map.

[07:52:59 PM \(01:52:54\)](#)

Motion to Adopt Staff Report FZC-22-24 as Findings-of-Fact

[Citizen Member - Sandra Nogal: Motion](#)

[Citizen Member - Buck Breckenridge: 2nd](#)

[Citizen Member - Elliot Adams: Absent](#)

[Citizen Member - Gary Votapka: Approve](#)

[Citizen Member - Greg Stevens: Approve](#)

[Citizen Member - Jeff Larsen: Approve](#)

[Citizen Member - Kevin Lake: Absent](#)

[Citizen Member - Sandra Nogal: Approve](#)

[Citizen Member - Verdell Jackson: Approve](#)

[Citizen Member - Buck Breckenridge: Approve](#)

[FCD Representative - Gordon Ash: Absent](#)

[07:53:56 PM \(01:53:51\)](#)

Motion to forward a negative recommendation of FZC-22-24 to the Board of County Commissioners

[Citizen Member - Greg Stevens: Motion](#)

[Citizen Member - Verdell Jackson: 2nd](#)

[Citizen Member - Elliot Adams: Absent](#)

[Citizen Member - Gary Votapka: Approve](#)

[Citizen Member - Greg Stevens: Approve](#)

[Citizen Member - Jeff Larsen: Approve](#)

[Citizen Member - Kevin Lake: Absent](#)

[Citizen Member - Sandra Nogal: Approve](#)

[Citizen Member - Verdell Jackson: Approve](#)

[Citizen Member - Buck Breckenridge: Approve](#)

[FCD Representative - Gordon Ash: Absent](#)

[07:57:05 PM \(01:57:00\)](#)

4. **FZC-22-25** A request from Sands Surveying, Inc., on behalf of Myongsuk Chon & Seung Jun Jung for property within the Westside Zoning District. The proposal would change the zoning in a parcel of land located at 1318 Armstrong Lane, near Kalispell, MT from SAG-10 (Suburban Agricultural) to SAG-5 (Suburban Agricultural). The total acreage involved in the request is 12.88 acres



[Staff Report](#)



[Application](#)



[Vicinity Map](#)

Erin Appert reviewed Staff Report FZC-22-25 for the Board.

Applicant:

Donna Valade, 2 Village Loop, Sands Surveying. Applicant had previously filed a zone change about a year ago from SAG-10 to R-2.5, now they are requesting SAG-5. The Applicant would like to have the ability to do a family transfer for their two children in the future through estate planning. The Applicant would like to gift the property to their children and the applicant does not plan to reside on the property. This zone change will allow the applicant to do this.

Public Agency:

None

Public Comment:

None

[08:01:24 PM \(02:01:19\)](#)

Motion to Adopt Staff Report FZC-22-25 as Findings-of-Fact

[Citizen Member - Gary Votapka: Motion](#)

[Citizen Member - Verdell Jackson: 2nd](#)

[Citizen Member - Elliot Adams: Absent](#)

[Citizen Member - Gary Votapka: Approve](#)

[Citizen Member - Greg Stevens: Approve](#)

[Citizen Member - Jeff Larsen: Approve](#)

[Citizen Member - Kevin Lake: Absent](#)

[Citizen Member - Sandra Nogal: Approve](#)

[Citizen Member - Verdell Jackson: Approve](#)

[Citizen Member - Buck Breckenridge: Approve](#)

[FCD Representative - Gordon Ash: Absent](#)

[08:02:13 PM \(02:02:08\)](#)

Motion to forward a positive recommendation of FZC-22-25 to the Board of County Commissioners

[Citizen Member - Gary Votapka: Motion](#)

[Citizen Member - Verdell Jackson: 2nd](#)

[Citizen Member - Elliot Adams: Absent](#)

[Citizen Member - Gary Votapka: Approve](#)

[Citizen Member - Greg Stevens: Approve](#)

[Citizen Member - Jeff Larsen: Approve](#)

[Citizen Member - Kevin Lake: Absent](#)

[Citizen Member - Sandra Nogal: Approve](#)

[Citizen Member - Verdell Jackson: Approve](#)

[Citizen Member - Buck Breckenridge: Approve](#)

[FCD Representative - Gordon Ash: Absent](#)

The Board took a short 15-minute break.

[08:13:46 PM \(02:03:36\)](#)

5. **FZC-22-26** A zone change request from APEC Engineering, on behalf of Montarise Developments, LLC for property within the Prairie View and Highway 93 North Zoning Districts. The proposal would change the zoning on three parcels of land located north of KM Ranch Road near Whitefish, MT from *SAG-5 (Suburban Agricultural)* to *R-2.5 (Rural Residential)*. The total acreage involved is approximately 155.9 acres.



[Staff Report](#)



[Application](#)



[Vicinity Map](#)

Erik Mack reviewed Staff Report FZC-22-26 for the Board.

Applicant:

Tamara Tanberg, 75 Somers Road, with APEC Engineering. Discussed revised zoning proposal.

Addressed proximity of the County landfill, and how they plan to address the buffer zone. She stated that the County Landfill plans to move the operations even further to the south as they grow, part of their strategic plan is included in packet, moving the active operations further away. Applicant addressed concerns with the ground water. She spoke to traffic impacts, referencing the November 2022 traffic study update. She spoke to the legal right to Bowdish road.



[Montarise Village Traffic Impact Study November 2022](#)

Glenn Edwards, Montarise Developments, 307 Spokane Avenue Suite 203C, provided handout to the Board. He spoke to the easement on Bowdish Road. He spoke to the traffic impact to the neighborhood. He discussed the proposed buffer zone.



[Presentation Summary](#)



Public Agency:

None

Public Comment:

William Bartlett, 1060 Conifer View Rd, spoke in opposition of the proposal. He has concerns of the condition of road, as it is crumbling in places. He also stated that there are two nested eagles south of the proposed property.

Rick Knives, Traffic Control Expert, Green light Engineering, 13554 Rogers Road, Lake Oswego, OR. Summarized his report.

  Green Light Engineering Traffic Impacts

Ken Wilson, Friends for Responsible Rural Growth, spoke in opposition of the proposal. He has concerns of impacts of the development on the neighborhood. He has concerns of traffic safety and of adequate water and sewer access. Directed Board to letter from Hydrologist.

Julie Rommel, 432 Spring Prairie Road, spoke in opposition of the proposal. She has concerns as to the access to easement on Bowdish Road and traffic safety. Showed one-minute video showing some of the safety issues of KM Ranch Road.

Lindsey Hromadka, 24 1st Avenue Suite B, Friends for Responsible Rural Growth, spoke in opposition of the proposal. She provided a handout to the Board. She spoke to concerns with the staffs finding of facts. She has concern with adequate buffer zone of 1320 as designated by the growth plan. She has concerns of traffic safety, water and sewer access, and the potential of Whitefish and Kalispell merging.

  Handout provided to the Board

Chris Remel, 432 Spring Prairie Road, spoke in opposition of the proposal. He has concerns of traffic safety from KM Ranch Road onto Highway 93. He has concerns that the increase in population will be too taxing on our existing resources such as schools and fire. He also has concerns of health and safety of the community. He stated that the zoning proposal is not consistent with existing zoning in the area.

Joe DeCree, 172 Eagle View Trail, spoke in opposition of the proposal. He has concerns that this proposal does not meet the Growth Policy of the County and that KM Ranch Road will not support the traffic of the proposal.

Chuck Curry, 188 Spring Prairie Road, spoke in opposition of the proposal. He believes the property is already appropriately zoned.

Joe Coco, 1428 KM Ranch Road, spoke in opposition of the proposal. He has concerns of the current proposal being inconsistent with the current rural community culture.

Jerry Kempf, 4500 Hwy 93 South, spoke in opposition of the proposal. He has concerns of water aquifer depleting in the area, traffic safety, and wildlife preservation. He stated that there are nesting eagles on the north end of the proposed subdivision.

Edith Herskind, 1060 Conifer View Rd, spoke in opposition of the proposal. She has concerns of traffic safety of KM Ranch Road and of wildlife preservation in the area.

Denise Manning, 221 Old Ranch Road, spoke in opposition of the proposal. She has concerns of dust control, traffic safety on KM Ranch Road, and wildlife preservation.

Marcus Esmay, 1929 KM Ranch Road, spoke in opposition of the proposal. He has concerns that the landfill buffer zone, from the landfill and a residential subdivision, is not compatible with the land use buffer zone. Provided handout to the Board mapping proposed buffer zone overlay.

  Handout provided to the Board

Jeff Gilman, 245 Twin Bridges Road, spoke in opposition of the proposal. He has concerns of the traffic safety. He stated that the County does not allow children to ride the school bus on part of KM Ranch Road, as that section is too dangerous. He feels current zoning is adequate.

Beverly Klapperich, 245 Spring Prairie Road, spoke in opposition of the proposal. She feels current zoning is adequate. She has concerns of traffic safety and legal access to Bowdish Road. The new Baker 80 subdivision zoning was approved before they knew they had access through Whitefish Hills Subdivision. That access has now been denied by a Kalispell Judge. That subdivision will now also access KM Ranch Road. She believes that Bowdish road will need developed before they can declare it a viable road to take some of the pressure off KM Ranch Road.

Kevin Knapp, 520 Spring Prairie Road, spoke in opposition of the proposal. He feels that the property is already zoned appropriately. He has concerns as to traffic safety. KM Ranch road is used for commercial side dumb trucks as well as the gas trucks, these vehicles do take up a large portion of the road.

Debbie Pierson, 4496 HWY 93 S., spoke in opposition of the proposal. Spoke to her personal experience of accessing Hwy 93 and her concerns of traffic safety.

Kris Barnum, 288 Songbird Lane, spoke in opposition of the proposal. Has concerns of the new Baker 80 subdivision only being accessible by the KM Ranch Road and encouraged the Board to consider the compound effect both subdivisions will have on KM Ranch Road.

Heather Morrell, 1167 Conifer View Road, spoke in opposition of the proposal. She has concerns of traffic safety. She also addressed concerns regarding the water supply.

Jenna Anderson, 1417 Lost Creek Drive, spoke in opposition of the proposal. She has concerns of traffic impact and safety, as well as affordable housing.

Brian Cole, 180 Riffle Range Road, spoke in opposition of the proposal. He has concerns of traffic impacts and safety on KM Ranch Road.

09:37:54 PM (03:27:45)

Motion to Table FZC-22-26 until February 8, 2023, meeting

Citizen Member - Jeff Larsen: Motion

Citizen Member - Buck Breckenridge: 2nd

Citizen Member - Elliot Adams: Absent

Citizen Member - Gary Votapka: Approve

Citizen Member - Greg Stevens: Approve

Citizen Member - Jeff Larsen: Approve

Citizen Member - Kevin Lake: Absent

Citizen Member - Sandra Nogal: Approve

Citizen Member - Verdell Jackson: Approve

Citizen Member - Buck Breckenridge: Approve

FCD Representative - Gordon Ash: Absent

09:38:43 PM (03:28:34)

H. Old Business

We will have a Workshop on Growth Policy - Demographics Chapter, next month. Draft will be sent to the Board in their packets.

Following Workshops with Board of Adjustments regarding Short Term Rentals Amendment, next month we need to decide if we want to bring that forward as a text amendment. Draft will be sent to Board in their packets.

[09:40:26 PM \(03:30:17\)](#)

I. New Business

Buck has been working with Eric Mulcahy and Nathan Lucky updating the text amendment to the subdivision regulations for offsite paving. Provided a handout of proposed amendment. Eric's proposed changes are in magenta and Buck's proposed changes are in red. We can talk about suggestions on changes next month under old business.



[←](#) Proposed Dust Abatement Revisions

[09:42:52 PM \(03:32:42\)](#)

J. Adjournment

Approved on 2/08/2023